



1 TRENNICK ROW

TRURO
TR1 1QL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TRURO

CORNWALL TR1 1QL

FABULOUS GRADE II LISTED PERIOD HOUSE ENJOYING RIVER VIEWS AND PRIVATE GARDENS

In a very convenient setting within a short level walk of the city centre, opposite Truro River with its ever changing views and abundance of wildlife. Beautifully presented and full of character and retaining many wonderful period features with river views from the front.

Three double bedrooms, master with en suite, sitting room, dining room, kitchen, garden room, snug, cloakroom/utility, study landing and luxurious bathroom. Mains gas central heating. Majority secondary glazing.

South facing landscaped gardens that enjoy complete privacy and a sunny aspect. Beautifully cared for and well stocked with many specimen shrubs and plants. Driveway parking for two cars.

A unique opportunity to purchase a wonderful period home in a fantastic location.

A real gem - not to be missed.

Freehold. Council Tax Band F. EPC - D



GUIDE PRICE £725,000

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PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

1 Trennick Row is a very attractive double fronted period house that is the end terrace of this sought after row of individual properties overlooking Truro River and within a very short level walk of Truro city centre. The house is beautifully presented and retains much charm and character and many wonderful period features. Not surprisingly it is Grade II Listed. The accommodation includes three double bedrooms, study landing and bathroom on the first floor. The master bedroom has an en suite shower room. On the ground floor is an entrance hall, sitting room, dining room, snug, fitted kitchen, utility/cloakroom and garden room. Outside are fabulous front and rear gardens and a driveway provides parking for two cars. The whole property is extremely private. The rear garden is enclosed within a high stone wall and is full of colour and well stocked with many specimen shrubs and plants. There are lots of sitting out spaces enjoying the sunny aspect and pleasant views. The house had a brand new natural slate roof this year and benefits from mains gas fired central heating. The majority of windows have bespoke secondary glazing. An internal viewing is essential.

LOCATION

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

Boscawen Park is just a short walk from the property, perfect for families and those looking for large green space on the outskirts of the city. The Truro Towns Fund have granted their first payment to start building the Boscawen Sport and Recreation Hub, which will focus on the health and wellbeing for people of all ages and abilities.

The creekside village of Malpas lies approximately two miles to the south east of the Cathedral city of Truro, which is Cornwall's main administrative centre with an excellent selection of shopping, business and schooling facilities with the main line rail link to London (Paddington). Malpas is in a delightful waterside location with nearby river and creekside walks, boat yard and popular eating house called the Heron Inn. In the summer months there are river trips that can take you out into the Carrick Roads to the port of Falmouth which is the gateway to some of the UK's finest day sailing waters with various sailing clubs in the vicinity and Falmouth being the third largest natural harbour in the world which is also home to the National Maritime museum and the renowned Royal Cornwall Yacht Club.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Entrance door with attractive arched window over opening to:

ENTRANCE HALLWAY

3.70m x 1.90m (12'1" x 6'2")

Slate tiled floor, staircase leading to first floor, doors to dining room, snug and

SITTING ROOM

3.70m x 4.20m (12'1" x 13'9")

Window overlooking the front garden with river glimpses beyond. Fireplace incorporating Chesney wood burning stove with tiled hearth, shelved firebreast recess, two wall lights, radiator, television point.



DINING ROOM

3.70m x 3.08m (12'1" x 10'1")

Windows to front enjoying river views. Feature fireplace with open fire, wood mantle, attractive tiled surround and slate hearth. Three wall lights. Display cupboard with storage below. Shelves in alcoves.

SNUG

3.39m x 2.84m (11'1" x 9'3")

Window overlooking the rear garden with window seat. Exposed beams. Feature fireplace with wooden surround and mantle, slate hearth incorporating gas fire. Storage cupboard in alcove. Built in glazed display cupboards with

central shelves. Attractive parquet wood floor. T.V. and phone points. Opening through to kitchen, glazed door to entrance hall and door to:

UTILITY AND CLOAKROOM

1.67m x 1.90m (5'5" x 6'2")

Low level w.c, wash hand basin with tiled splashback, space and plumbing for washing machine, space for tumble dryer. Window to rear with blind. Exposed beams.

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KITCHEN

2.93m x 3.80m (9'7" x 12'5")

Excellent range of base and eye level shaker style kitchen units. Integral Siemens ceramic hob with extractor hood over, two Siemens integral electric ovens, integral dishwasher and fridge. One and half bowl sink with mixer tap over. Exposed beams, tiled floor, radiator. Glazed door through to garden room.

GARDEN ROOM

3.12m x 3.39m (10'2" x 11'1")

A fabulous room linking the garden to the house and providing ample room for dining. High ceiling with large glass lantern. French doors opening to patio. Tiled floor. Space for American style fridge/freezer, high level windows with electric openers. Built in full height storage cupboard with additional storage over. Full height radiator. Television and radio points. Slate shelf.

FIRST FLOOR

LANDING/STUDY

2.85m x 2.77m (9'4" x 9'1")

A large landing with window overlooking the rear garden. Currently used as a study with built in bookcases. Radiator.

BEDROOM ONE

3.75m x 3.36m (12'3" x 11'0")

Master bedroom. Window enjoying views over the front garden with glimpses of Truro river beyond. Radiator. Built in double wardrobe. Loft access with ladder and light. Television point. Door to:

EN-SUITE

2.64m x 2.50m (8'7" x 8'2")

A white suite comprising low level w.c, vanity sink unit with cupboards below. Double shower with fully tiled surround and sliding door. Heated towel rail and radiator. Window to front with cupboard under. Bench seat with large airing cupboard above.

BEDROOM TWO

3.75m x 3.39m (12'3" x 11'1")

Window to front enjoying fabulous views over Truro river. Built in triple wardrobes. Radiator.

BEDROOM THREE

2.69m x 3.24m (8'9" x 10'7")

Window overlooking the rear garden. Radiator. Built in double wardrobe.

FAMILY BATHROOM

2.85m x 2.82m (9'4" x 9'3")

A luxurious bathroom with white suite comprising freestanding roll top bath, separate double shower cubicle with fully tiled surround and large showerhead, low level w.c, wash hand basin.

Heated towel rail/radiator, electric shaving point. Spotlights. Storage cupboard housing Worcester gas fired central heating boiler.

OUTSIDE

1 Trennick Row is approached through double metal gates that open into the driveway and front garden. There is parking for two cars and two permits are available from Truro Council for additional parking on the road if required. The front garden is very private and enclosed within dense boundaries and deep flower beds stocked with many mature shrubs and plants. A wisteria over the front door provides colour in the early spring. An unmade lane leads up the side of the property where a pedestrian gate opens into the back garden and continues to the rear where there are double gates opening into the top of the garden.

REAR GARDEN

The rear garden is a sheer delight and must be seen to truly appreciate. It is enclosed within a fabulous stone wall that provides total privacy and is extremely secure. The garden has been imaginatively landscaped to take full advantage of the sloping site and is spread over three levels and stocked with many interesting mature shrubs, plant and trees together with several paved terraces for sitting out. Whilst there are far too many specimen plants to mention individually they include a huge selection of acers, magnolia, agapanthus, roses, rhododendrons, apple trees, hydrangeas, fig and many more. The wooden workshop at the top of the garden has light and power.

SERVICES

Mains water, electric, drainage and gas are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

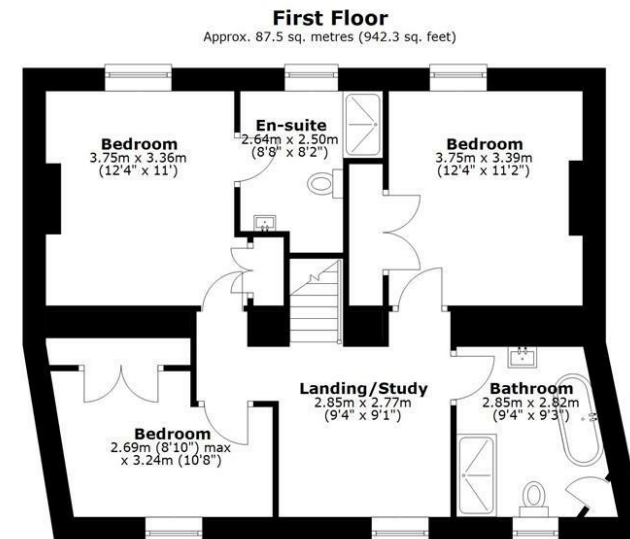
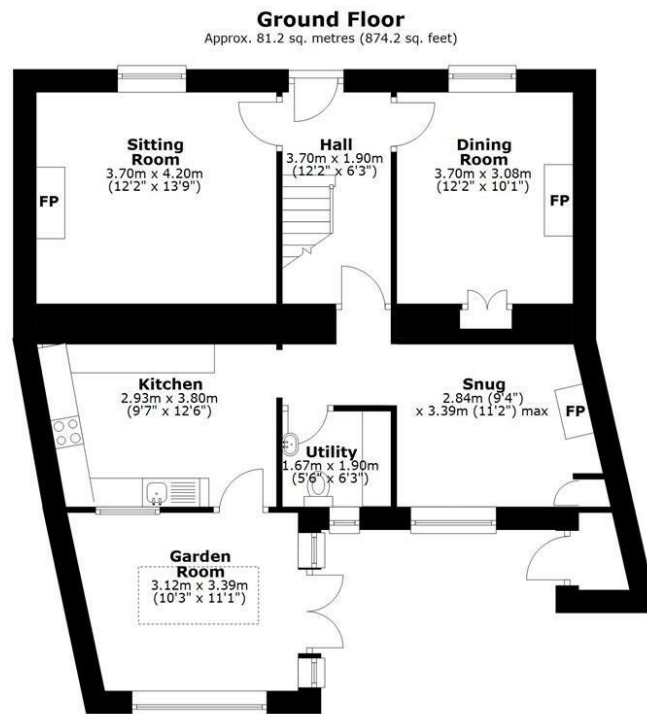
DIRECTIONS

Take the exit from Trafalgar Square heading towards Malpas. Proceed along this road without deviation where 1 Trennick Row can be easily identified on the left hand side behind large steel black gates. A Philip Martin sale board has been erected.

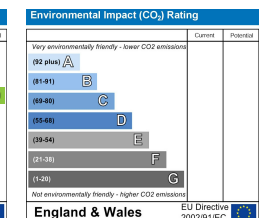
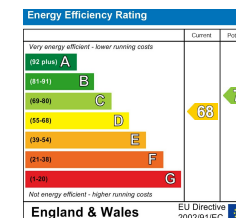
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Total area: approx. 168.8 sq. metres (1816.5 sq. feet)
1 Trennick Row, Truro



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